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REVISION :

No	AMENDMENTS	By	Date
A	FOR CLIENT APPROVAL	AM	25.07.21
B	FOR DA APPROVAL	AM	10.09.21
C	AS PER COUNCIL LETTER	AM	15.02.22
D	AS PER COUNCIL LETTER	AM	28.03.22
E	AS PER COUNCIL LETTER	AM	28.03.22
F	AS PER COUNCIL LETTER	AM	11.03.22
G	DA REVIEW UNDER SECTION 8.2	AM	10.05.22

LEGEND

250 BRICK VENEER

230 BRICK WALL

90 TIMBER STUD WALL

SMOKE ALARMS

JAL

DESIGN

JAL DESIGN PTY LTD

OFFICE :

39 Walters Road,Blacktown NSW 2148

PH: (02) 88074947 FAX: (02) 88074947 M: 0425372101

email: amin9325@gmail.com info@jaldesign.com.au

www.jaldesign.com.au ABN:14 646 869 187

PROJECT :

TORRENS TITLE & SEMIDETACHED DWELLINGS

No-1,ALBURY STREET

YAGOONA ,NSW 2199

CLIENT :

JASPREET KAUR GREWAL

DRAWING TITLE :

ELEVATIONS

DRAWN :

LM

CHECKED :

AMIN

DATE :

25.07.2021

SCALE :

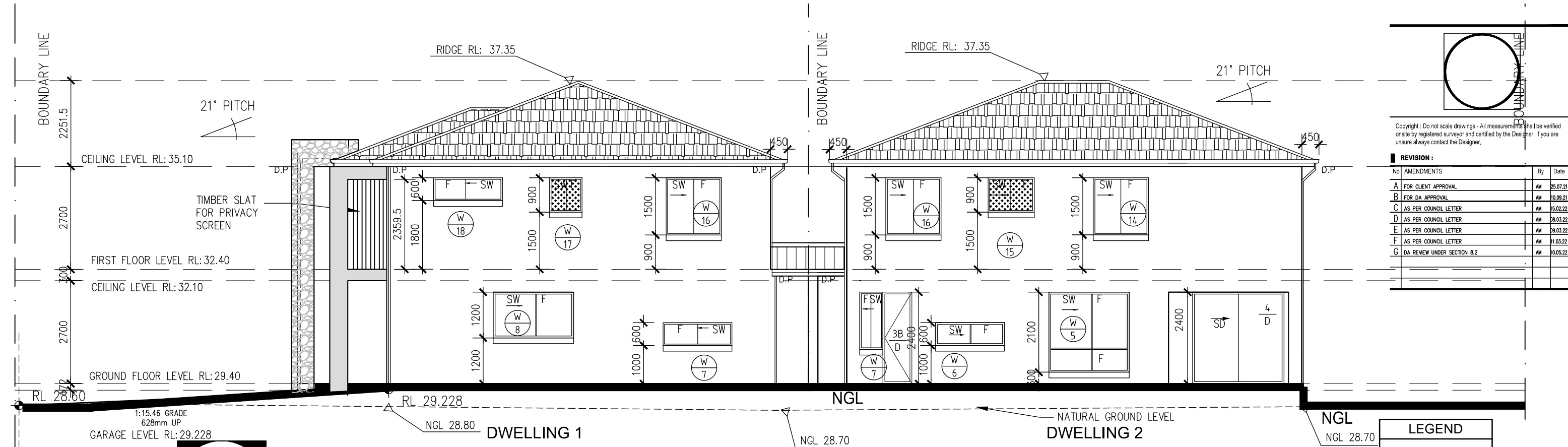
AS SHOWN

PROJECT No:

086-20-21

DRAWING No's:

09/21

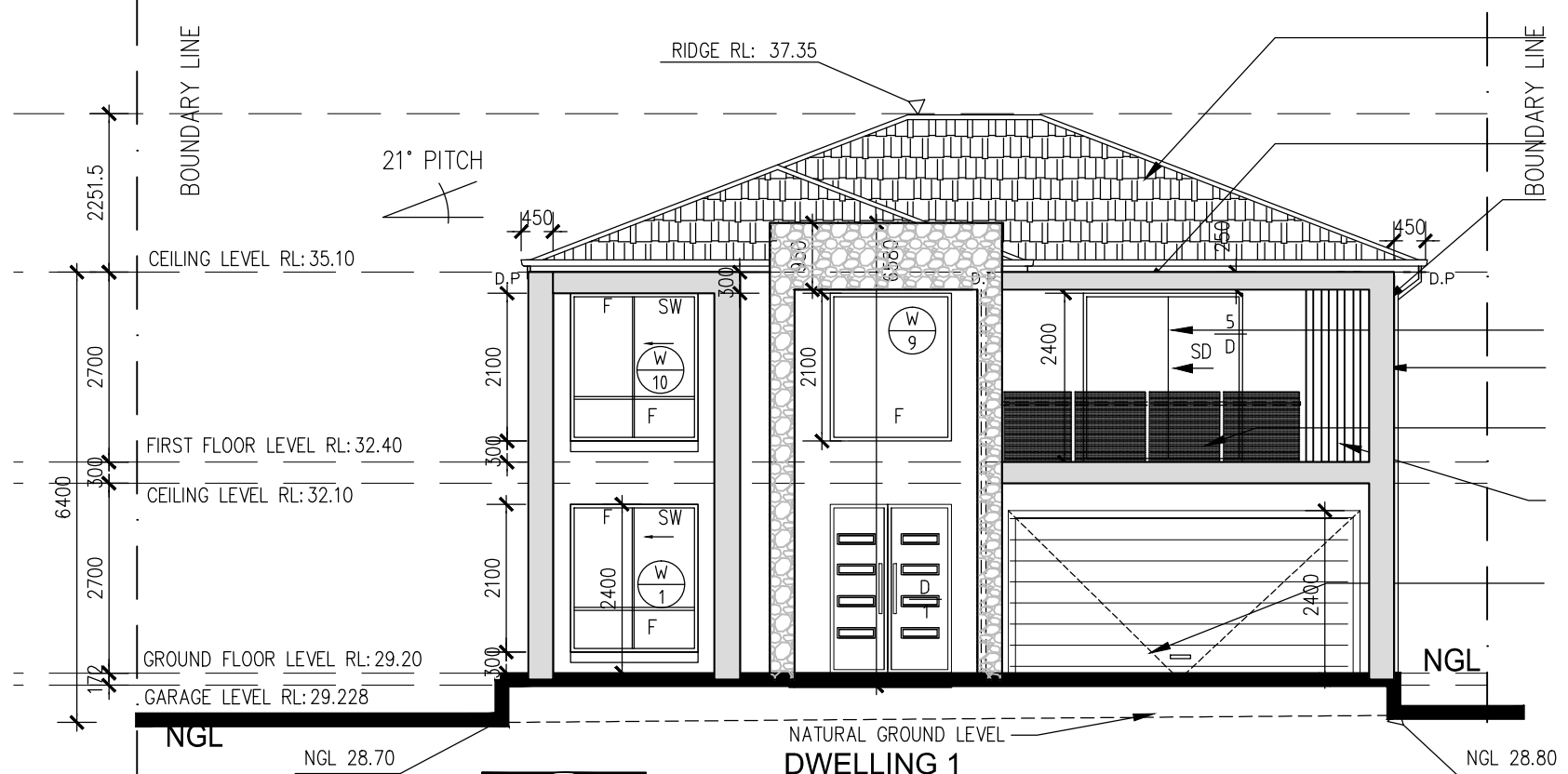


7

## SOUTH ELEVATION

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2020–Volume 1.



8

## WEST ELEVATION

SCALE 1:100 @ A3

NOTE: All Proposed works shall comply with the NCC Series 2020–Volume 1.



SCALE 1:100 METRES

SELECTED TILES ROOF AT @ 21° PITCH  
NON REFLECTED CORRUGATED CUSTOM ORB PROFILE OR EQUIVALENT METAL ROOF AT @ 1° PITCH

SELECTED PVC DOWNPIPES

ALUMINIUM FRAMED SLIDING GLASS DOOR  
CEMENT RENDER TO EXTERNAL BRICK WALLS  
PROPOSED NEW 1 M HIGH GLASS BALUSTRADE

TIMBER SLAT FOR PRIVACY SCREEN

PROPOSED NEW TILT A PANEL GARAGE DOOR

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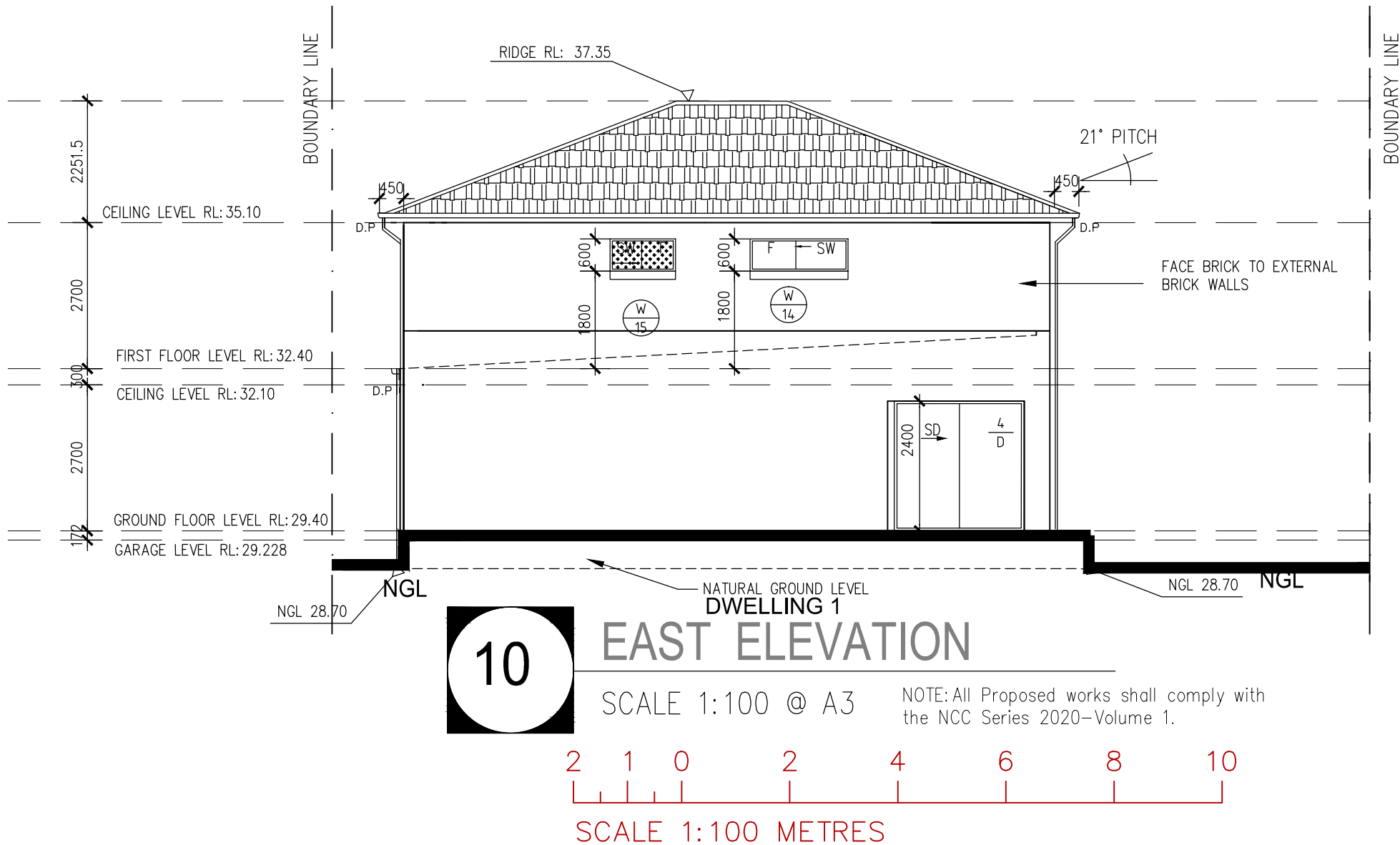
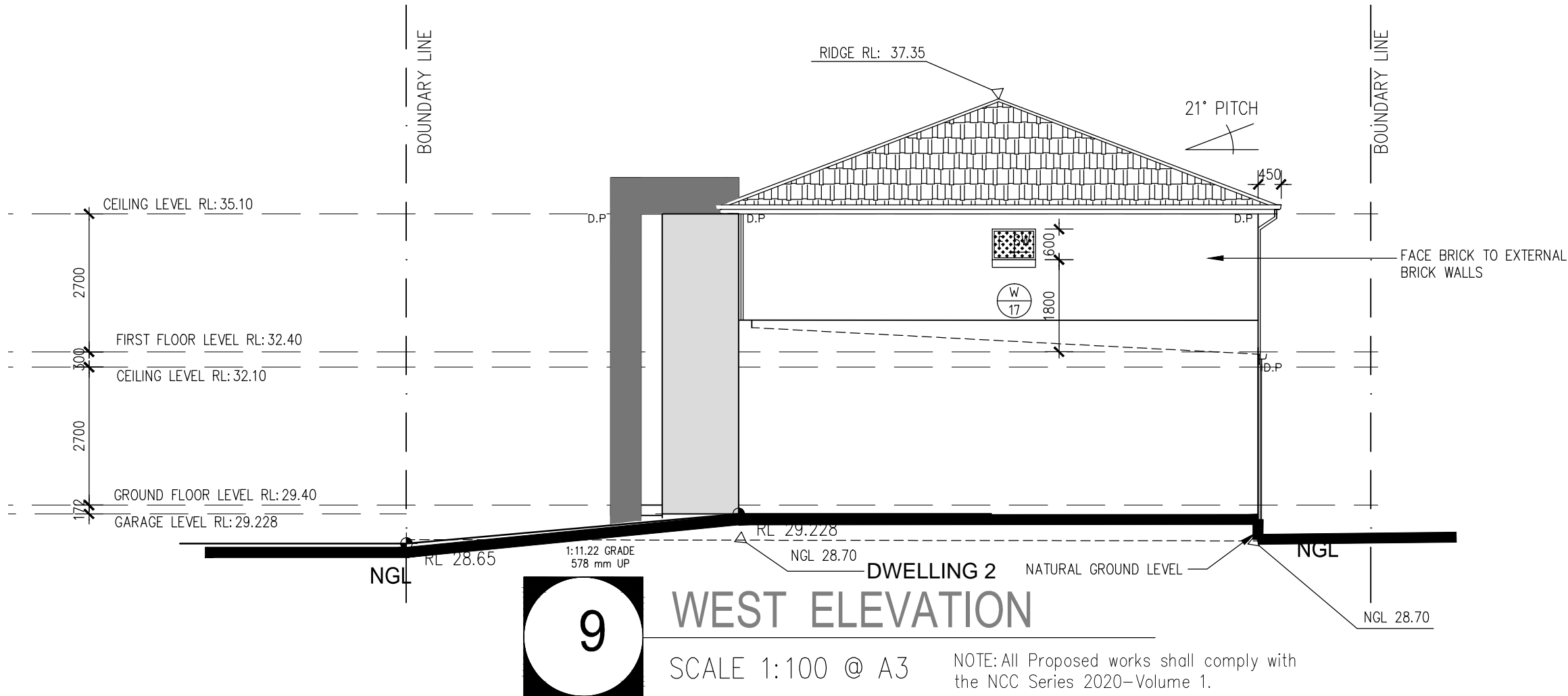
JAL DESIGN PTY LTD  
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**PROJECT :**  
TORRENS TITLE & SEMIDETACHED DWELLINGS  
No-1, ALBURY STREET  
YAGOONA , NSW 2199

**CLIENT :**  
JASPREET KAUR GREWAL

**DRAWING TITLE :**  
ELEVATIONS

<b>DRAWN :</b>	LM	<b>DRAWING No's:</b>  <b>10/21</b>
<b>CHECKED :</b>	AMIN	
<b>DATE :</b>	25.07.2021	
<b>SCALE :</b>	AS SHOWN	
<b>PROJECT No:</b>		<b>086-20-21</b>

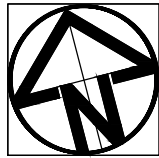


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<b>CLIENT :</b> JASPREET KAUR GREWAL	
<b>DRAWING TITLE :</b> ELEVATIONS	
<b>DRAWN :</b> LM	
<b>CHECKED :</b> AMIN	
<b>DATE :</b> 25.07.2021	<b>DRAWING No's:</b>
<b>SCALE :</b> AS SHOWN	
<b>PROJECT No:</b> 086-20-21	<b>11/21</b>

FERRIER ROAD

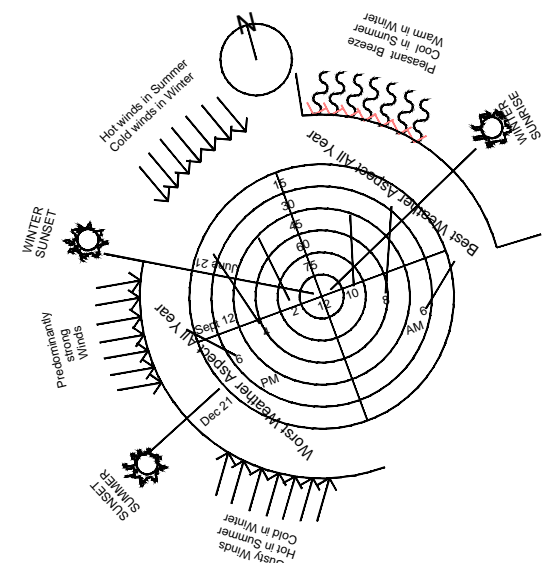


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## CLIMATIC SITE ANALYSIS



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**CLIENT :**  
JASPREET KAUR GREWAL

**DRAWING TITLE :**  
SITE PLAN/SITE ANALYSIS/SEDIMENT  
CONTROL PLAN  
AREA CALCULATION DATA

DRAWN : LM

**CHECKED :** AMIN

DATE : 25.07.2021

**SCALE :**

PROJECT No: \_\_\_\_\_

**DRAWING No's:**

PROJECT No: \_\_\_\_\_

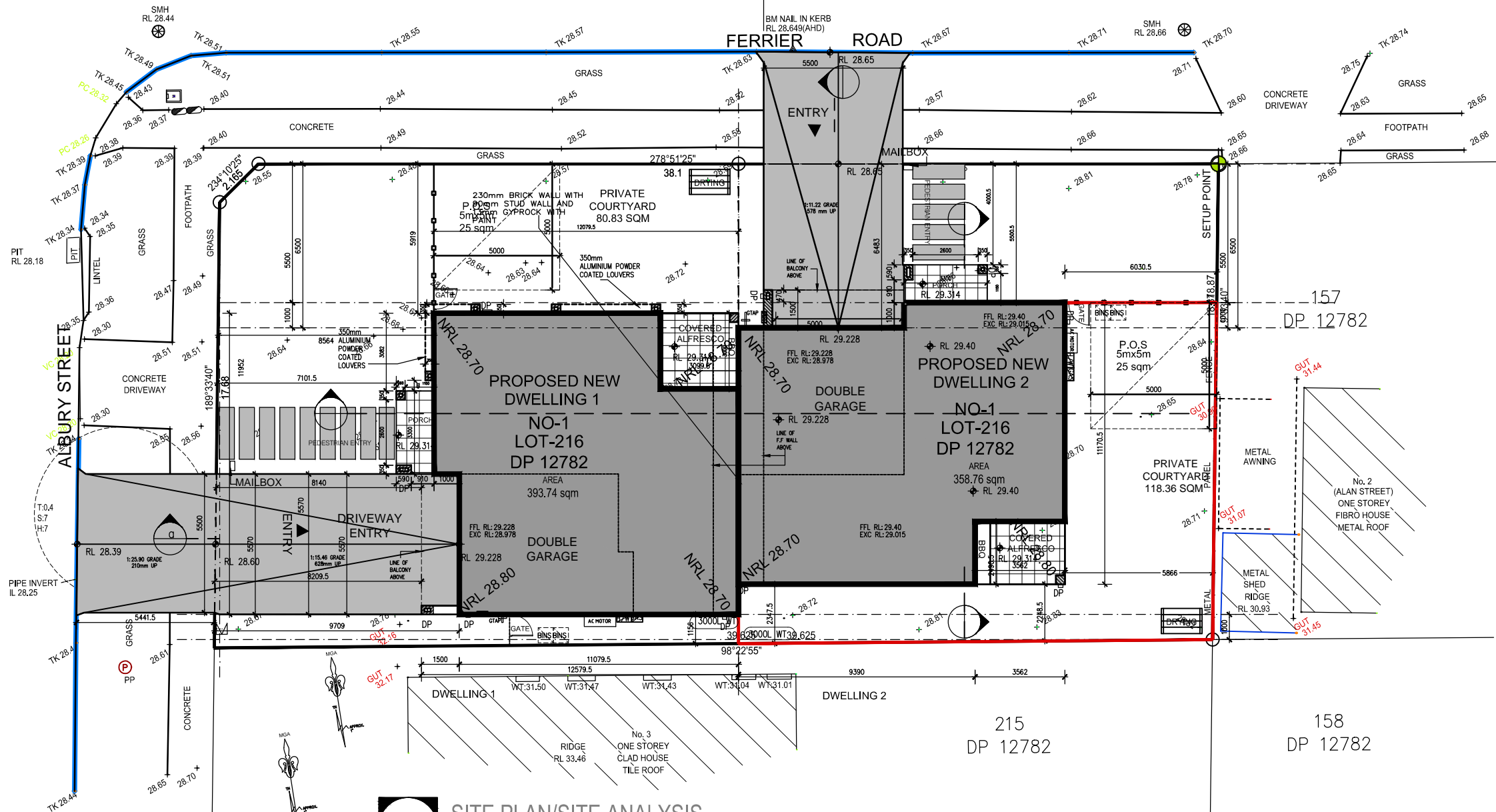
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## ● 11

# ALBURY STREET



1 SITE PLAN/SITE ANALYSIS

SCALE 1:200 @ A3

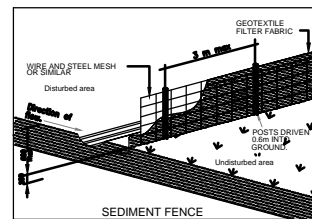
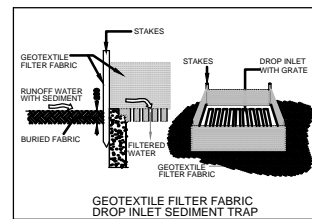
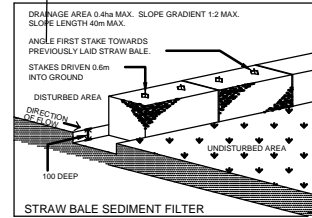
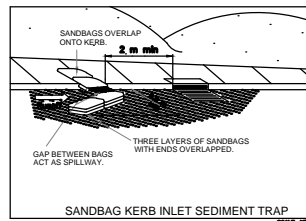
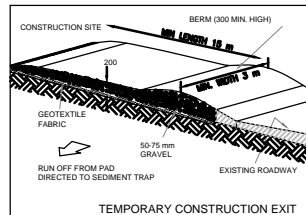
NOTE: " The driveway gradient is to be constructed in accordance with the council specification. Provide a grating to the front of the garage to avoid stormwater entering the garage"



## DESIGN CALCULATION DATA

	DWELLING 1	DWELLING 2	TOTAL
TOTAL GROUND FLOOR	= 82.64	80.80	
TOTAL FIRST FLOOR	= 108.38	104.12	
TOTAL G.F + F.F. AREAS	= 191.02	184.92	
GARAGE	= 38.15	39.70	
PORCH AREA	= 4.95	4.95	
ALFRESCO AREA	= 8.87	8.87	
BALCONY AREA	= 8.35	8.35	
TOTAL AREA	= 251.34	246.79	
CAR PARKING PROVIDED	= 2	2	
SITE AREA	= 393.74 s.q.m.	358.76 s.q.m.	752.50 s.q.m.
ALLOWABLE FSR -50%	=376.25 sqm		
PROPOSED FSR -49.96%	=375.94 sqm		
REQUIRED PRINCIPAL PRIVATE OPEN AREA	= 80.00 sqm	80.00 sqm	
PROPOSED PRINCIPAL PRIVATE OPEN AREA	= 80.83 sqm	118.36 sqm	

## SEDIMENT CONTROL



## NOTES

3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
4. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES AND BE SURE THAT NO WORK IS DONE ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
5. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
6. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
7. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND AD LOCATIONS.
8. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT. ALL LANDSCAPE AREAS MUST BE:
9. ALL SWD PIPES ARE TO BE 1.0% MINIMUM GRADE (UNO).
10. SWD PITS CAN BE PRE-CAST AS FOLLOWS:
  - 450mm SQ. UP TO 600mm DEEP
  - 600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE REVEGETATED AND LATER ON AREAS ARE TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE REQUIRED.
14. THE CONTRACTOR SHALL MAINTAIN SUSTAIN CONTROL UNTIL FINAL COMPLETION OF WORKS.